# \$199,900 - 301 8125 110 Street, Edmonton

MLS® #E4423316

## \$199,900

2 Bedroom, 1.50 Bathroom, 884 sqft Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Cute as a button, convenient & cost-effective! This stylish 3rd-floor condo is perfect for first-time buyers, young professionals or U of A students, offering an unbeatable location just 1km from the University of Alberta & hospital w/ Whyte Ave's trendy caf©s, restaurants, boutiques & transit just steps away. Featuring 884 sq. ft. of modern, open-concept living, this bright & airy unit boasts a spacious living room w/ an electric fireplace & patio doors leading to a private west-facing balcony shaded by a mature tree. The sleek, updated kitchen shines w/ grey quartz countertops, high-gloss white cabinetry & full-sized appliances, including an in-suite stacked washer & dryer. The primary bedroom offers a private 2-piece ensuite, while both bedrooms are generously sized for comfort. Storage is no issue w/ a large walk-in closet & your covered parking stall (#6) keeps your car protected year-round. Move-in ready and packed with perksâ€"don't miss out on this incredible opportunity.

Built in 1978

#### **Essential Information**

MLS® # E4423316 Price \$199,900

Bedrooms 2







Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 884 Acres 0.00

Year Built 1978

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 301 8125 110 Street

Area Edmonton
Subdivision Garneau
City Edmonton
County ALBERTA

Province AB

Postal Code T6G 2P3

### **Amenities**

Amenities On Street Parking, Parking-Visitor, Patio

Parking Spaces 1

Parking Single Carport, Stall

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer, Window Coverings

Heating Baseboard, Natural Gas

Fireplace Yes

Fireplaces Glass Door

# of Stories 4
Stories 4

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Flat Site, Public Swimming Pool, Public Transportation,

Schools, Shopping Nearby, See Remarks

Roof Roll Roofing
Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 28th, 2025

Days on Market 62

Zoning Zone 15

Condo Fee \$830

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